

Minutes of the Carlisle Board of Health
January 2, 2007
Approved: February 27, 2007

Present: Board members Martha Bedrosian (Chairman), Michael Holland, Jeffrey Brem, Bill Risso, Leslie Cahill; Linda Fantasia (Agent); Laura Foley (Carlisle Mosquito)

The meeting was called to order at 8:00 p.m. at the town hall.

89 DAVIS ROAD – Present for the meeting was Brigitte Senkler, representing the buyers.

The property has a five bedroom system which was installed in 2000. Previously the Board approved a request to finish one room in the basement. This would result in a total of eleven rooms. An additional media room was finished bringing the total room count to twelve. The property is being sold and the owners want to bring the system into compliance. The Board reviewed the septic design. The system is built in sand with two tanks (1500, 1000). There appears to be additional capacity in the leaching area. The Title 5 Inspection noted the presence of a garbage grinder in the house. The system passed two Title 5 Inspections since it was installed. The owners have agreed to record a deed restriction limiting the number of bedrooms to five in keeping with the septic capacity.

It was moved (Brem), seconded (Risso) and unanimously voted to approve a five bedroom deed restriction for 89 Davis Road to be recorded on the property deed and further move that the condition requiring a Title 5 Inspection every three years be waived.

83 MCALLISTER DRIVE – I/A system.

The system is being upgraded from a four to a six bedroom design to accommodate renovations to the home. The design calls for Cultec Chambers in the leaching area. The chambers provide additional treatment surface but no mechanical equipment. The system is classified as alternative technology but does not involve ongoing monitoring.

It was moved (Holland), seconded (Brem) and unanimously voted to approve plan entitled "Sewage Disposal Plan, 83 McAllister Drive, prepared for Patel, designed by Stamski & McNary, revised 10/31/06".

FY08 BUDGET – the Board reviewed a preliminary guideline budget. It may be possible to cover a portion of the Administrative Assistant's additional hours within the guideline budget due to anticipated savings: the state will reimburse for nursing hours for the flu clinic (~\$400 savings), Rob Frado will only attend public hearings involving septic designs requiring waivers, and other line items will be reduced. The Board agreed that any Admin hours that cannot be covered within the guideline should be billed to the revolving account. A breakdown of tasks shows that there is almost a 50/50 split between general and permitting duties. Fantasia noted that this ratio changes based on the work load and/or the time of year. There is always some cross over. Fantasia will prepare a revised budget of eleven hours from BOH and eight hours from 53E.

BOARD OF HEALTH AUTHORITY – Fantasia contacted the Municipal Law Unit and MAHB legal counsel.

CARLISLE SUPPLEMENTARY REGULATIONS – the Board reviewed a table listing possible changes to the local regulations, which were separated in to regulatory, policy and further discussion. The first item discussed was the setback between a soil absorption system (SAS) and wetlands.

Minimum Setback Distances - Carlisle currently requires 100' from all SAS components, including tanks and pump chambers. This may be unnecessary and many other towns only require Title 5 distances. Holland recommended staying with the Title 5 distances. Brem and Risso agreed. Title 5 has an adequate safety margin. The Board discussed how this might affect other land use permits. The Wetlands Protection Act requires an Order of Conditions from the Conservation Commission for work in the 100' buffer zone. The fact that the Board of Health has reduced the required setback would not alleviate an applicant from obtaining an Order. Holland said the Board's objective is protection of groundwater whereas the Commission is concerned with environmental impacts. A 50' setback between a leach field and a wetland is probably more than sufficient given the improved design standards of Title 5. Holland said that the Conservation Commission may be looking into a 50' "no disturb" zone. Brem said a system would have to be 75' from wetlands to avoid grading closer than 50'. Cahill asked about repairs. The Board agreed that repairs have to be treated differently based on unique features of the site. Holland pointed out inconsistencies with the current local regulation. For example, the Board does not grant variances for new construction; however an existing house can be torn down and a new house built but the system will still qualify as a repair with possible variances as long as the flows do not increase. Brem suggested keeping the 100' setback but allowing waivers. Holland felt this was too weak. The regulation needs to be clear and justified. Brem offered to attend a Conservation Commission meeting to get input.

Garbage Grinder Allowance - The concern is that if a system is designed to accommodate a grinder, a homeowner will install one and that automatically requiring an additional 50% capacity is not a good use of natural resources. Holland said the allowance was intended to address shortcomings in Article 11 such as undersized treatment areas. This has been addressed and new application rates

are reasonable. Larger homes typically come with a grinder. Systems would have to be designed accordingly. The Board was not in favor of requiring individual deed restrictions. If a grinder is illegally installed, it will be picked up in a Title 5 Inspection. The Board thought a sticker could be attached to the plumbing under the sink that the septic system was not designed for a garbage grinder so one could not be installed. This should make it clear to any homeowner and plumbing inspector. The Board asked Fantasia to check with the Building Department on possible wording and placement. The Board agreed that it would still require two tanks in series or dual compartment tanks. The tanks provide additional settling and prolong the life of the system.

Fantasia asked whether homeowners could use an existing garbage grinder allowance to accommodate an addition as long as a garbage grinder was not installed. The Board agreed this would be a possibility. The Board would require an engineer's certification that there is sufficient capacity for the addition and that the system is functioning properly.

Deed Restriction – The Board did not feel it was necessary to include in the regulation. **Grading Fill** – The Board agreed that 15.255 was adequate. **Survey Plans** – The Board agreed that it is the responsibility of the design engineer to verify accurate lot lines for septic designs. The Board asked Fantasia to prepare a draft. All references to the 1995 Title 5 must be deleted.

COVENTRY WOODS – The Zoning Board would like a response from the Board of Health on the Horsley Witten comments. The Board agreed to discuss septic and irrigation issues at the next meeting.

FEES – Fantasia asked whether the license fees for installers, haulers and pump installers should go into the 53E account. Brem did not think a license fee could be deposited to a revolving account. Fantasia will check.

LYME DISEASE – Risso received a call from a resident concerned about Lyme Disease and asking what the Board was doing about it. The Board noted that a public information event was held in 2005 and various articles have been published. Other than public education, there is little the Board can do.

BILLS – It was moved (Bedrosian), seconded (Risso) and unanimously voted to approve the bills as presented.

MEETING SCHEDULE – 1/16/07, 1/30/07, 2/13/07, 2/27/07.

Meeting voted to adjourn at 10:00 p.m.

Respectfully submitted,

Linda Fantasia
Recorder